

VLR - 3/20/84  
N/KHP - 5/3/84United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic STUART ADDITION HISTORIC DISTRICT (VHLC File #132-36)

and or common N/A

## 2. Location

street &amp; number N/A

N/A not for publication

city, town Staunton N/A vicinity of

state Virginia code 51 county in city code 790

## 3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Multiple Ownership

street &amp; number N/A

city, town N/A N/A vicinity of state N/A

## 5. Location of Legal Description

courthouse, registry of deeds, etc. City Hall, Office of the Clerk of Circuit Court

street &amp; number 109-113 East Beverley Street

city, town Staunton state Virginia 24401

## 6. Representation in Existing Surveys (See Continuation Sheet #1)

(1) Historic Staunton Foundation  
title Architectural Inventoryhas this property been determined eligible? ☐ yes ☒ no

date April 1976

☐ federal ☐ state ☐ county ☒ local

depository for survey records Historic Staunton Foundation office

city, town Staunton state Virginia 24401

## 7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

### SUMMARY DESCRIPTION

The Stuart Addition Historic District in Staunton, Virginia, is located directly north of the city's downtown Beverley Historic District. The area has been known as the Stuart Addition since 1803 when Judge Archibald Stuart deeded the land to the city to be subdivided into streets and lots. Today, the streets still follow that 1803 plan. This is a medium-density residential area with commercial development only along Augusta Street, which serves as the district's western boundary. The only churches in the district are also located along Augusta Street. Stuart Addition contains some of Staunton's oldest known vernacular residences, dating from the first quarter of the nineteenth century when this area began to be developed. The district also includes several distinguished examples of late nineteenth- and early twentieth-century architecture and one property already listed in the National Register of Historic Places. The district encompasses 23.24 acres<sup>1</sup> and contains 105 structures, of which 11 are regarded as noncontributing.

### ARCHITECTURAL ANALYSIS

The Stuart Addition Historic District in Staunton, Virginia, is located directly to the north of the city's central business district.<sup>2</sup> Exclusive of the area west of Augusta Street, which is now an urban renewal zone, the district boundaries follow roughly those of the actual Stuart Addition, which originally contained approximately thirty acres. It was deeded to the city by Judge Archibald Stuart in 1803<sup>3</sup> and laid out into streets and lots for development. Although the original large lots, some of which contained as much as one acre, have been divided up over the years, the streets still follow the 1803 plan (see Map #1). All the streets are paved with asphalt, but there are some areas where the old brick sidewalks and stone curbs remain intact.

The district lies on the western slope of one of Staunton's many hills. The highest point is just northeast of the intersection of Academy and Market streets. With the exception of a few parking areas on Augusta Street, there is very little vacant land. The lots in this district are generally quite small and the yards modestly landscaped. Large shade trees are found only in private yards, and there are virtually no municipal street trees.

Current land use is almost entirely residential, except along Augusta Street which serves as the district's western boundary. Here, zoning allows for commercial establishments. Indeed, this appears to have historical precedent as Augusta has been one of Staunton's major thoroughfares since the town's founding in 1747. Also along Augusta Street are the district's only churches--St. Francis of Assisi (Catholic), Augusta Street Methodist, Ebenezer Baptist, and Mt. Zion Baptist.

This is a medium-density area with the majority of structures built as detached, single-family dwellings. Only five buildings in the district were originally intended for multi-family use. Although most of the houses have now been converted into apartments, exterior alterations have been kept to a minimum. Buildings range in size from substantial brick homes constructed for Staunton's prosperous merchants and professionals to simple frame workers' cottages.

(See Continuation Sheet #2)

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Various

Builder/Architect

Various

Statement of Significance (in one paragraph)

### STATEMENT OF SIGNIFICANCE

The Stuart Addition Historic District in Staunton, Virginia, roughly follows the boundaries of a tract of land deeded to the city in 1803 by Judge Archibald Stuart. The neighborhood was first developed in the early nineteenth century and was already well established before the start of the Civil War. However, like all of Staunton's older areas, it experienced most of its growth during the Victorian era. As a result, the district has great architectural diversity and contains some of Staunton's oldest remaining vernacular residences, dating from before 1825, as well as fine individual examples of later styles such as Italianate, Chateausque, and Georgian Revival. Traditionally a racially mixed neighborhood, the Stuart Addition Historic District has rich associations with the city's black community. Three prestigious black churches and a black elementary school built in 1915 are located within the district. Also in Stuart Addition are St. Francis of Assisi, Staunton's only Roman Catholic Church and the site of one of the Valley's earliest boys' schools, the Staunton Academy established in 1792.

### HISTORICAL BACKGROUND

Early in 1803, Judge Archibald Stuart<sup>1</sup> deeded approximately thirty acres<sup>2</sup> of his land to the newly incorporated town of Staunton.<sup>3</sup> The Stuart Addition, as it came to be called, was the second large private tract to be added to the original acreage deeded to the town by its founder Sir William Beverley.<sup>4</sup> The streets of the Stuart Addition -- Augusta, New, and Market -- were laid off as northward extensions of existing streets in "Oldtown," the town's established core. Today, the streets still follow that early nineteenth-century plan exactly.

Judge Stuart's land lay on the western slopes of Staunton's highest hill, so it is not surprising that most of the early development occurred on Augusta Street which was located along the lowest and most level part of the addition. It is along this thoroughfare that several of the district's oldest structures are found. As was true throughout Staunton, one of the chief reasons for avoiding building at the higher elevations was the difficulty of obtaining water. Even as late as the 1830s, "...the labor of carrying water to distant points no doubt retarded the growth of the town. There were few houses on the hills." By 1848, however, water was being piped in from the surrounding county and "...dwellings soon sprang up on the hills surrounding the town."<sup>5</sup>

After 1870, Staunton experienced a period of unprecedented growth and over the next forty or fifty years, most of the town's residential areas were built up. Indeed, over 60% of the houses in the Stuart Addition Historic District were built

## 9. Major Bibliographical References (See Continuation Sheet#1)

Augusta Historical Bulletins (various issues). Published by the Augusta County Historical Society, Staunton, VA.  
Chace, Jacob. Gray's New Map of Staunton. Philadelphia: O.W. Gray & Son, 1877.

## 10. Geographical Data

Acreage of nominated property 23.24 acres

Quadrangle name Staunton, VA

Quadrangle scale 1:24000

### UTM References

A 17 669970 4224700  
Zone Easting Northing

B 17 669040 4224670  
Zone Easting Northing

C 17 669040 4224560

D 17 669080 4224480

E 17 669080 4224360

F 17 668930 4224080

G 17 668900 4224070

H 17 668840 4224100

I 17 668850 4224630

**Verbal boundary description and justification** Beginning at the intersection of North New and North Augusta streets with Sunnyside Street, E along S side of Sunnyside Street to Baptist Alley; thence NE along E side of Baptist Alley and around the rear property lines of #103, #105, #109-111, and #115 (the old Webster Davis

(See Continuation Sheet #24)

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

state	N/A	code	county	N/A	code
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## 11. Form Prepared By

name/title Elizabeth B. McCue, Associate Director

organization Historic Staunton Foundation

date December 1983

street & number P.O. Box 2534

telephone (703) 885-7676

city or town Staunton

state Virginia 24401

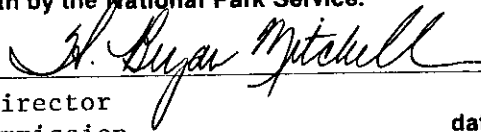
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

— national X state — local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



H. Bryan Mitchell, Executive Director  
title Virginia Historic Landmarks Commission

date March 20, 1984

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

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6. REPRESENTATION IN EXISTING SURVEYS

- (2) Virginia Historic Landmarks Commission (File #132-36)  
1982, State  
221 Governor Street  
Richmond, VA 23219

9. MAJOR BIBLIOGRAPHICAL REFERENCES

- Dispatch and News (Historical and Industrial Number). Staunton--The Queen City, 1761-1906. Staunton: Augusta Printing Corporation, 1906.
- Frazier, William T. "T.J. Collins: A Local Virginia Architect and his Practice at the Turn of the Century." M.A. thesis, University of Virginia, 1976.
- Gordon, Armistead C. Staunton, Virginia: Its Past, Present and Future. New York: The South Publishing Company, n.d. (ca. 1893).
- Hotchkiss, Jedediah. Map of Staunton in Augusta County, Virginia. Philadelphia: Worley and Bracher, 1870.
- Hotchkiss, Jedediah and Waddell, Joseph A. Historical Atlas of Augusta County, Virginia. Chicago: Waterman, Watkins and Company, 1885.
- Peyton, J. Lewis. History of Augusta County, Virginia. 2nd ed. Bridgewater: C.J. Carrier Company, 1953; reprint ed. 1972.
- Sanborn Insurance Maps. New York: Sanborn Map Company, 1886-1929.
- Staunton Daily News Illustrated Edition, July, 1896.
- Staunton Deed and Tax Records. City Hall: Office of the Clerk of the Circuit Court, Staunton, Virginia.
- Staunton in 1901. Chicago: The Levytype Company, 1901.
- Staunton Leader Augusta County Bicentennial Edition. 1940.
- Staunton Leader Area Bicentennial Edition. July, 1976.
- Waddell, Joseph A. Annals of Augusta County. 2nd ed. C. Russell Caldwell, 1901; reprint ed., Harrisonburg: C.J. Carrier Company, 1979.
- Wayland, John W. Historic Homes of Northern Virginia. Staunton: The McClure Company, 1937.

6. REPRESENTATION IN EXISTING SURVEYS

- (3) C. W. Miller House (File #132-18)  
Virginia Historic Landmarks Commission  
1972, State  
221 Governor Street  
Richmond, VA 23219
- (4) Beverley Historic District (File #132-24)  
Virginia Historic Landmarks Commission  
1979, State  
221 Governor Street  
Richmond, VA 23219

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Continuation sheet #2

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7. DESCRIPTION -- Architectural Analysis

Predominant building materials are brick and frame, with a few stucco buildings scattered throughout the district. Most of the frame houses contain their original siding material, but some have been covered over with asbestos shingles or aluminum siding, which detracts from their original appearance. Fortunately, even in these cases, the exterior detailing has been carefully preserved. Condition of the 105 buildings in the district ranges from excellent to deteriorated, with the majority in good condition.

The Stuart Addition Historic District has examples of many nineteenth- and early twentieth-century architectural styles, although the bulk of the buildings are either vernacular or display Italianate characteristics. Of these vernacular dwellings, no less than seven were constructed prior to 1825 when this area was first being developed. Other architectural styles represented in this district by distinguished individual examples are Italianate, Gothic Revival, Chateausque, Georgian Revival, and Bungalow.

Buildings of particular architectural interest are: 213-215 North Augusta Street, an early vernacular log structure, dating from ca. 1800; 503-505 North Augusta Street, a rare brick duplex town house with Federal characteristics, dating from ca. 1810; 119 Prospect Street, a fine brick Italianate dwelling from ca. 1875; St. Francis of Assisi Catholic Church, an 1895 Gothic Revival design by local architect T.J. Collins; the C.W. Miller House at 210 North New Street, Staunton's finest Chateausque structure, designed by T.J. Collins ca. 1900 and listed in the National Register of Historic Places; 220 North New Street, a 1910 Colonial Revival design by architect Sam Collins; and 200 North Market Street, an unusual design, also by Sam Collins, built in 1928 in a style locally described as "Mystical Revival."

<sup>1</sup>This acreage figure was obtained from the City of Staunton Engineer's Office and was based on lot boundaries drawn on official Assessor's Maps.

<sup>2</sup>Staunton's central business district is listed in the National Register of Historic Places as the Beverley Historic District (7/15/1982).

<sup>3</sup>Although Stuart actually deeded the land to the city early in 1803 and it was accepted by Act of Assembly in April of 1803, the actual plat was not recorded in the Deed Books until August 19, 1804. For consistency, the 1803 date has been used throughout this nomination. The original acreage of the Stuart Addition has been estimated by adding together the acreage of each lot as stated on the original plat.

(See Continuation Sheet #3)

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Continuation sheet #3

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7. DESCRIPTION -- Inventory: Below is an inventory of all the properties comprising the Stuart Addition Historic District. All buildings are considered as being contributing unless preceded by an asterisk.

INVENTORY

ACADEMY STREET

Probably named for the Staunton Academy which stood at the northeast corner of Academy and New streets (site of 301-309 North New Street). The academy was a boy's school established in 1792. Academy Street was laid out on an 1804 plat showing land deeded to the city by Archibald Stuart the previous year; however, the name Academy Street does not appear on that plat.

North Side:

132-36-1 7: frame (clapboard); 2 stories; hip roof with central gable; 3 bays; single-story entrance porch with sawn millwork detailing. Vernacular dwelling. Ca. 1875. Bracketed cornice. Entrance in central bay with transom and sidelights. 4/4 lights. 2 interior chimneys.

MA  
-95 \*107: brick; 1½ stories; gable roof; 4 bays. Cape Code style, Mid-twentieth-century residence. Structure does not contribute to historic character of district.

South Side:

-2 10: frame (clapboard); 2 stories; hip roof; 2 bays; single-story full front porch. Vernacular dwelling. Ca. 1860. Entrance in east bay with sidelights. 6/6 lights. Interior chimney.

-3 12: frame (clapboard); 2 stories; hip roof with off-center projecting gable; 2 bays; single-story full front porch with turned posts and balustrade. Vernacular dwelling. Ca. 1860. Entrance in west bay with sidelights. 6/6 lights. Interior chimney.

-96 Lot P/10 (map 342): Part of property of #12.

NORTH AUGUSTA STREET

Named, the same as the county, for the Princess Augusta, wife of Frederick, Prince of Wales, father of King George III. Augusta Street was one of the original streets laid out in surveyor Thomas Lewis' 1747 plat of the new town of Staunton, although its name was then Gooch Street. Evidently renamed Augusta some two years later.

(See Continuation Sheet #4)

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7. DESCRIPTION -- Inventory (continued)

NORTH AUGUSTA STREET (continued)

East Side:

132-36-4 121-123 (Saint Francis of Assisi Convent): brick; 2½ stories; gable roof with central intersecting gable; 3 bays; single-story entrance porch supported by posts. Gothic Revival characteristics. Ca. 1865. Central gable flanked by pilasters decorated with cross; center ogee openings.

(132-12) 125 (Saint Francis of Assisi Church): Pennsylvania serpentine stone and Indiana limestone; 1 story; complex gable roof with large tower and steeple on left and smaller steeple on right; 3 bays. Gothic Revival. 1895. Main spire contains pointed arch divided into lancet openings. Compound arch entrance. Openings are pointed arches or lancet. Designed by local architect, T.J. Collins.

-97 Lot P/1 (map 342): Private parking lot.

-5 205: brick; 2 stories with raised basement; hip roof; 2 bays; single-story full front porch with sawn millwork balustrade. Italianate influences. Ca. 1875. Entrance in north bay with transom and sidelights. 6/6 lights. Interior chimneys.

-6 209: brick; 2 stories; hip roof; 3 bays; single-story full front porch supported by grouped Tuscan columns and with central pediment. Italianate with later Colonial Revival influences (original porch was 1-bay entrance -- replaced by present porch ca. 1905). 1870. Bracketed cornice with dentils. Entrance in central bay with transom and sidelights. 4/4 lights. Two central interior chimneys. Built by Capt. James Bumgardner, prominent local distiller.

-7 213-215: frame (clapboards over log); 2½ stories; gable roof with gabled dormer; 3 bays. Vernacular residence (once used as stagecoach stop). Ca. 1800. Side entrance porch added ca. 1895. Original entrance in central bay with transom (now unused). 9/6 openings. Exterior chimney on left side.

-8 217: brick; 2 stories; hip roof with central, 2-part hipped dormer; 2 bays; single-story full front porch with pedimented gable roof. Vernacular dwelling. Ca. 1925. Entrance in south bay. Paired opening on first story; 4 vertical lights over 1 on second story. Small chimney on left side wall.

(See Continuation Sheet #5)



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7. DESCRIPTION -- Inventory (continued)

NORTH AUGUSTA STREET (continued)

East Side: (continued)

132-36-9 223: brick with stone foundation and porch; 2½ stories; gable roof with central pedimented dormer; 3 bays; single-story front porch on stone foundation with coupled Tuscan columns and central pediment over entrance. Vernacular dwelling. Ca. 1910. Entrance in central bay. 8/1 lights. Interior chimney.

-98 Lot P/17 (map 342): Private parking lot.

MC  
-99 \*301-305: brick; 1 story; flat roof; 1 bay. Mid-twentieth-century commercial structure. Structure does not contribute to historic character of district.

-10 307-311: brick; 2 stories; flat roof; 5 bays. Italianate commercial structure. Ca. 1875. Ornate bracketed cornice; segmental arched openings with decorative sawn millwork lintels. 2 entrances on 1st floor, one at each end of building. 1/1 lights. 1st-story storefronts extensively altered and covered with "permastone."

-11 313-315: brick; 2½ stories; flat roof; 3 bays. Italianate commercial structure. Ca. 1880. Bracketed cornice. 2-part square openings on upper story, segmental arched openings on 2nd story with decorative sawn millwork lintels. Entrance in north bay. Storefront altered.

-12 325 (Augusta Street Methodist Church): brick; 3½ stories; gable roof with steeple on left; 3 bays. Facade is Gothic Revival (1911) added to front of original 1876 church. Steeple has battlemented tower. Facade is decorated with stone string courses delineating the "stories." Central bay has large pointed arch stained-glass window separated into tall trefoil openings above entrance door which is flanked by smaller pointed arched and lancet on 2nd floor. This congregation was organized in 1866 and is one of the oldest black churches in Staunton. The original board and batten church (1869-1876) also housed a school in the basement. 1911 facade designed by local architect T.J. Collins.

-13 401-407: frame (aluminum siding added); 2 stories; gable roof; 2 bays with 2-story, 2-bay north wing; single-story full front porch with decorative sawn millwork balustrade. Vernacular dwelling with Italianate characteristics. Ca. 1810. Bracketed cornice. Entrance in central bay with transom and sidelights. 2/2 lights. Interior chimneys.

(See Continuation Sheet #6)

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7. DESCRIPTION -- Inventory (continued)

NORTH AUGUSTA STREET (continued)

East Side: (continued)

132-36-14 409: log and frame (asbestos shingles added); 2 stories; gable roof with two pedimented dormers; 3 bays; single-story entrance porch. Early nineteenth-century vernacular dwelling. Entrance in north bay. 9/6 lights on 1st story and 6/6 on 2nd story. Tall exterior endwall chimney on right.

WC  
-100 \*411: brick 1st, shingles 2nd; 2 stories; gable roof; 2 bays; entrance porch. Ranch style. 1980. Structure does not contribute to historic character of district.

-15 413-415 (Ebenezer Baptist Church): brick; 3½ stories; complex gable roof with corbelled towers at each end; 3 bays. Vernacular church with Gothic Revival characteristics in some openings. 1910. Entrances in both north and south bays. Central bay has small paired windows on 3rd floor, large pointed arch opening with "Gothic" sash on 2nd, and narrow quadruple windows on 1st floor. Other openings are varied but mostly narrow, rectangular with 1/1 sash. Congregation organized 1878. Former church on site (replaced by present structure) was also used as a school. Architect unknown.

-16 503-505: brick; 3 stories; gable roof with stepped gable ends; 6 bays; gabled hood over entrance. Federal. Ca. 1800 duplex dwelling. Lime-stone lintels with flat jack arches above. Central bay windows are coupled and have 4/4 lights. All other openings are 6/6. Double entrance in central bay. Stone foundation. 2 endwall chimneys.

-17 603 (Mt. Zion Baptist Church): brick; 2½ stories; complex gable roof with two corbelled towers. Romanesque Revival influences. 1904. Main entrance in central bay flanked by two small openings on each side. Large 3-part, stained-glass window above entrance. Flanking bays are both battlemented towers, each with an entrance on 1st floor; tower on left smaller than main bell tower on right. All three entrance doors enhanced by brick arches. All major openings are round-arched. Congregation organized 1868 and housed in two former structures, neither on this site. Architect: T.J. Collins.

-18 613: stucco (added over frame); 2 stories; gable roof with central pediment; 3 bays; single-story full front porch with arches. Vernacular dwelling. Ca. 1890. Bracketed cornice. Entrance in central bay with transom. 2/2 lights.

(See Continuation Sheet #7)

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7. DESCRIPTION -- Inventory (continued)

NORTH AUGUSTA STREET (continued)

East Side: (continued)

132-36-19 621: frame (clapboard); 1 story with raised basement; gable roof; 3 bays. Single-story full front porch. Vernacular dwelling. Ca. 1865. Entrance in central bay. Single interior chimney.

NC 101 \*627: cinderblock and stucco; 2 story; flat roof, 3-bay service station. Mid-twentieth-century. Structure does not contribute to historic character of district.

MARKET STREET

The southern part of Market Street was part of the twenty-five-acre common ground given to Augusta County by Beverley in 1749. This area was subdivided into streets and lots in 1786. The northern part of Market Street was added to the city in the Stuart Addition of 1803.

East Side:

-20 201 North (Blakely or Templeton House): brick; 2 stories; hip roof with Jerkinhead ends and 2-roof dormers; 2 bays; single-story full front porch supported by fluted Doric columns. Colonial Revival influences. Ca. 1865 structure remodeled in 1917 by T.J. Collins and Son. Two Jerkinhead dormers decorated with bargeboard perforated with a quatrefoil design; this motif is repeated around roof line and gable ends. Bracketed cornice. Entrance in north bay with elliptical fanlight and sidelights. 6/6 lights. Central interior chimney. 1917 alterations were to porch and additions to rear.

-21 209 North: frame (clapboard); 2 stories; hip roof with off-center gable end; 2 bays; single-story full front porch with stick-like elements in balustrade and sawn millwork. Italianate influences. Ca. 1895. Bracketed cornice. Patterned shingles, bargeboard and oculus in gable end. Entrance in north bay with transom. 2/2 lights.

-22 215 North: frame (clapboard); 2 stories; gable roof with gable facing front; 3 bays; single-story entrance portico supported by Tuscan columns. Colonial Revival. Ca. 1870 (heavily remodeled in 1920s). Lunette window in gable end. Entrance in central bay with transom and side-lights. 6/6 lights.

(See Continuation Sheet #8)

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7. DESCRIPTION -- Inventory (continued)

MARKET STREET (continued)

East Side: (continued)

132-36-23 221 North: frame (clapboard); 2 stories; hip roof with central gable; 3 bays; single-story entrance porch with unusual criss-cross wooden supports. Italianate influences. Ca. 1868. Bracketed cornice. Entrance in central bay with transom and sidelights. 6/6 lights. Two interior chimneys.

24 301 North: stucco; 2½ stories; complex hip roof with central turret; 3 bays; 2-story full front porch enclosed on 2nd story. Queen Anne influences. Ca. 1865. Vernacular dwelling remodeled ca. 1900 and 1922. Octagonal turret with finial, bracketed porch cornice. Entrance in central turret. 1/1 lights. 1922 remodeling designed by T.J. Collins and Son for Joseph Barkman may have been of interior; ca. 1900 remodeling added turret and front porch.

Ne -102 \*313 North: brick; 1 story; gable roof; 3 bays; single-story entrance porch topped by projecting gable end. Mid-twentieth-century brick ranch-style. Structure does not contribute to historic character of district.

-103 Lot Y/2A (map 342): Part of property of #313. Vacant.

-25 317 North: molded concrete "stone;" 2 stories; hip roof with projecting gables facing front and side; 3 bays; single-story ½ front and side porch with turned posts and balustrade. Vernacular. Ca. 1905. Patterned shingles in gable ends. Stone lintels above openings. Entrance in central bay with transom and sidelights. 1/1 lights. Interior chimney.

-26 323 North: frame (clapboard); 2 stories; hip roof; 3 bays; single-story full front porch supported by Tuscan columns. Vernacular. Ca. 1865. Bracketed cornice. Entrance in central bay with transom and sidelights. 6/6 lights. Central chimney.

27 411 North: brick; 2 stories; hip roof; 2 bays; single-story full front porch with sawn millwork brackets and balustrade. Italianate influences. Ca. 1875. Bracketed cornice. Entrance in north bay with transom. 2/2 lights.

28 417 North: frame (clapboard); 2 stories; gable roof; 3 bays; single-story central entrance porch. Vernacular. Ca. 1875. Bracketed cornice. Entrance in central bay. 2/2 lights. Central interior chimney.

(See Continuation Sheet #9)

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7. DESCRIPTION -- Inventory (continued)

MARKET STREET (continued)

East Side: (continued)

*ME*  
*-104*  
\*423 North: frame (composite siding); 1 story; gable roof; 3 bays; no porch. Ranch style. 1983. (Vernacular house, ca. 1865, previously on this site was demolished in 1982.) Structure does not contribute to historic character of district.

*132-36-29*  
427 North: frame (aluminum siding added); 2 stories; gable roof; 3 bays; single-story full front porch, undecorated. Vernacular. Ca. 1860. Entrance in south bay. 2/2 lights. Central interior chimney.

West Side:

*-30*  
200 North (Steele House): stucco; 2 stories; gable roof with large 4-bay shed dormer; 5 bays 1st floor; entrance recessed under decorated gable end portico supported by turned concrete columns topped by molded capitals. "Mystical Revival." 1928. Entrance in central bay. 6/1 lights. Interior chimney. Architect: Sam Collins of T.J. Collins and Son.

*-31*  
208 North: frame (German siding); 2 stories; hip roof; 2 bays; single-story full front porch with Tuscan columns. Italianate influences. 1891. Bracketed cornice. Entrance in north bay with transom. 2/2 lights. Central chimney.

*-32*  
212 North: frame (shingles and clapboard); 2 stories; complex gable roof with gable facing front; 2 bays; single-story full front porch supported by pillars. Vernacular. Ca. 1910. 2-part openings in gable end and in 2nd story; bay window on 1st. Entrance in north bay. 6/6 lights. Endwall corbelled chimney.

*-33*  
214 North: Very similar to 212 North Market Street except has shutters and placement of shingles and clapboard is reversed (shingles 1st floor, clapboards 2nd).

*-34*  
220 North: frame (German siding); 2½ stories; complex gable roof with gable facing front; 3 bays; single-story full front porch with turned posts and balustrade. Vernacular. Ca. 1900. Patterned shingles, bargeboards and small opening decorate the gable end. Double entrance in north bay. 1/1 lights.

*ME*  
*-105*  
\*316 North: frame; 1 story; gable roof with central projecting gable end; 3 bays; single-story entrance (supported by coupled Tuscan columns) under projecting gable. Vernacular. After 1930. Entrance in central bay with sidelights. 6/6 lights. Structure does not contribute to historic character of district.

(See Continuation Sheet #10)

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7. DESCRIPTION -- Inventory (continued)

MARKET STREET (continued)

West Side: (continued)

*NR 106*  
\*318 North: frame; 1½ stories; gambrel roof with center gable; 3 bays; recessed arched entry in central gable. Vernacular. After 1930. Large chimney to south of entrance. Entrance in central bay. 6/6 lights. Structure does not contribute to historic character of district.

*132-36-35*  
402 North: frame (German siding); 2 stories; hip roof; 2 bays; single-story full front porch with decorative millwork and balusters (screened-in). Italianate influences. Ca. 1880. Bracketed cornice. Entrance in north bay. 2/2 lights. Central chimney.

*-107* Lot S/14 (map 342): Part of property of #414. Vacant.

*-36* 414 North: frame (asbestos shingle added); 2 stories; gable roof; 3 bays; single-story full front porch with turned posts. Vernacular. Ca. 1860. Entrance in central bay. 2/2 lights. Central chimney.

*-37* 416 North: frame (asbestos shingle added); 2 stories; complex hip roof; 2 bays; single-story full front porch. Vernacular. Ca. 1865. Entrance in north bay. 6/6 lights. Central chimney.

*-38* 420 North: frame (asbestos shingles added); 2 stories; gable roof; 4 bays; single-story full front porch with decorative millwork brackets and balustrade. Vernacular. Ca. 1875. Entrance in south central bay. 4/4 lights. One endwall chimney.

*-39* 422 North: frame (siding); 2 stories; gable roof; 3 bays; single-story full front porch with decorative millwork porch supports. Vernacular. Ca. 1875. Entrance in north bay. 2/2 lights. Central chimney.

*-40* 426 North: frame (asbestos shingle added); 2 stories; hip roof; 3 bays; single-story full front porch with turned porch supports. Vernacular. Ca. 1875. Entrance in central bay. 2/2 lights. Two central corbelled chimneys.

NEW STREET

The southern portion of the New Street was, like Market Street, added to Staunton in the 1786 subdivision of Beverley's twenty-five-acre common. The northern extension of New Street was added with the 1803 Stuart Addition. The name evidently derives from the fact that this was the first "new" street added to the original town plat of 1747-49.

(See Continuation Sheet #11)

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7. DESCRIPTION -- Inventory (continued)

NEW STREET (continued)

East Side:

132-36-41  
301-309 North: brick; 3½ stories; hip roof with central projecting hipped portico flanked by hipped dormers; 9 bays (3 of 3 each); 3-story entrance portico with pillars supported by segmental arched brick arcade, decorated with Chippendale-influenced balustrades. Colonial Revival-influenced apartments. 1928. Modillion blocks in cornice. Entrance in central bay. 6/6 lights.

-42  
311 North: brick; 3½ stories; gable roof with projecting gable facing front, large shed dormers, and central tower; 5 bays; single-story full front porch with Bungalow-influenced porch posts and Stick-style-influenced balustrade (porch altered ca. 1930s). Italianate characteristics with Eastlake motifs. 1891. Shingled mansard tower roof further topped by tent roof. Bracketed cornice. Bargeboard in gable end. Decorative lintels above openings. Entrance in central bay. 1/1 lights. Interior chimneys.

-43  
315 North: brick; 2½ stories; L-gable roof with projecting gable facing front; 4 bays; single-story full front porch with turned porch posts and balustrade. Stick Style and Eastlake influences. 1895. Decorative bargeboard in gable end. Bracketed cornice. Segmental arched openings. Entrance in central bay. 1/1 lights. Two endwall corbelled chimneys.

-44  
319 North: brick; 2 stories; complex hip and gable roof with projecting gable facing front; 3 bays; single-story full front porch with richly decorated sawn millwork detailing Italianate and Eastlake influences. 1895. Patterned shingles, ocular window, and bargeboard decorate gable end. Bracketed cornice. Segmental arched openings with decorative lintels. Entrance with transom in central bay. 1/1 lights. Interior chimney.

-45  
325 North: stucco; 1½ stories; hip roof with central hipped, 3-part dormer; 3 bays; single-story full front porch under extended roof. Bungalow. 1922. Paired openings. Entrance in central bay with side-lights. Interior chimney.

-46  
401 North: stucco over original brick; 2 stories; gable roof; 3 bays; single-story full front porch. Vernacular. Early nineteenth century. Entrance in central bay with transom and sidelights. 1/1 lights. Two endwall chimneys flanked by small openings in attic story.

-47  
411 North: frame (German siding); 2 stories; hip roof; 2 bays; single-story full front porch with dentils, brackets and sawn millwork balustrade. Italianate influences. Ca. 1875. Bracketed cornice with dentils. Entrance in south bay with transom. 2/2 lights. Central interior chimney.  
(See Continuation Sheet #12)

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7. DESCRIPTION -- Inventory (continued)

NEW STREET (continued)

East Side: (continued)

132-36-48 419 North: frame (asbestos shingle added); 2 stories; hip roof; 3 bays; single-story entrance porch. Vernacular. Ca. 1865. Entrance in central bay with transom and sidelights. 6/6 lights. Central interior chimney.

49 425 North: brick (Flemish bond); 2 stories; gable roof; 3 bays; single-story entrance porch with sawn millwork balustrade. Vernacular. Early nineteenth century. Heavy undecorated lintels with corner blocks. Entrance in central bay. 1/1 lights. Two endwall chimneys flanked by two small openings in attic story.

50 501 North: brick; 2 stories; hip roof; 3 bays; single-story entrance porch with brackets. Vernacular. Mid-nineteenth century. Italianate and Greek Revival influences. Bracketed cornice. Entrance in central bay with transom. 6/6 lights. Two interior endwall corbelled chimneys.

51 509 North: frame (clapboard); 2 stories; gable roof; 3 bays; single-story full front porch with sawn millwork balustrade. Vernacular. Ca. 1865. Entrance in south bay. Central interior chimney. 4/4 lights.

52 511 North: frame; 1½ stories; complex gable roof; 2 bays; single-story full front porch with sawn millwork detailing and balustrade. Vernacular. Ca. 1865. Entrance in south bay. Central interior chimney. Asbestos "brick" veneer added.

53 515 North: frame (clapboard); 2 stories; gable roof; 2 bays; single-story full front porch with sawn millwork detailing and balustrade. Vernacular. Ca. 1865. Entrance in south bay. 6/6 lights. Central interior chimney.

54 519 North: frame (clapboard); 1 story; gable roof with gable facing front; 2 bays; recessed entry. Late 1970s Ranch style. Structure does not contribute to historic character of district.

54 521 North: frame (aluminum siding added); 2 stories; hip roof; 2 bays; single-story full front porch with turned porch posts. Vernacular. Ca. 1880. Entrance in south bay. 6/6 lights. Central interior chimney.

55 525 North: frame (asbestos "brick" veneer added); 2 stories; hip roof with central gable; 3 bays; single-story full front porch with sawn millwork balustrade. Vernacular. Ca. 1890. Entrance with transom in central bay. 2/2 lights. Two interior chimneys.

(See Continuation Sheet #13)



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7. DESCRIPTION -- Inventory (continued)

NEW STREET (continued)

West Side:

104 North: stucco (over original frame); 2 stories; hip roof; 3 bays; single-story full front porch with coupled Ionic columns. Italianate with later Colonial Revival remodeling. Ca. 1860. Entrance with transom in central bay. 1/1 lights. Porch remodeled ca. 1905. Stucco added ca. 1920. This property is also included in the Beverley Historic District (NR 7/15/1982).

112 North (William Patrick House): brick; 2½ stories; complex gable and hip roof with projecting gable facing front and 3-part gabled dormer; 3 bays; single-story full front porch with modillion blocks, brackets, and turned balustrade. Queen Anne. Ca. 1900. Gable end and dormer decorated with patterned shingles. Modillion blocks repeated in roof cornice above wide undecorated frieze. Entrance in central bay features double doors and transom. 1/1 lights. Designed by T.J. Collins and Son for local attorney, William Patrick.

118 North: brick; 2 stories; cross gable roof with gable facing front; 2 bays; 1-story entrance porch in north bay. Jacobean Revival-influenced church building. Ca. 1905. Double doors topped by a depressed, 3-part centered arch in north bay, flanked by 2 vertical 12-paned openings. Grouped openings throughout. Elaborate corbelled exterior chimneys.

126 North (St. Francis Rectory): brick; 2 stories plus raised basement; hip roof; 5 bays; single-story full front porch at 1st story supported by brick arcade at basement. Italianate influences. Ca. 1875. Bracketed cornice with dentils; pedimented caps with brackets over openings. Entrance at 2nd story in north bay with transom. 4/4 lights. Labeled as "Priest's House" on maps as early as 1877.

128 North: frame (clapboard); 2 stories; gable roof; 3 bays; single-story full front and side porch supported by Tuscan columns. Vernacular. Ca. 1868. Scalloped bargeboard in gable ends. Entrance in central bay with transom and sidelights. 6/1 lights.

210 North (C.W. Miller House): brick; 2½ stories; complex hip roof with turret and wall dormers; 3 bays; single-story full front and side porch with modillion blocks, composite capitals, and turned balusters. Chateausque. Ca. 1900. Roof cresting and finials. Brick corbelling on turret. Rinceau decorated cornice. Triple arches in central gable wall dormer. Entrance in central bay is inset under round arch and consists of double doors with transom. Fenestration is varied but primarily 1/1. Richly decorated chimneys. (National Register of Historic Places, 1979). Designed by architect T.J. Collins for Miller family.  
(See Continuation Sheet #14)

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7. DESCRIPTION -- Inventory (continued)

NEW STREET (continued)

West Side: (continued)

132-36-60  
218 North: brick; 2 stories; L-gable roof with projecting gable facing front; 4 bays; single-story  $\frac{1}{2}$  front porch with decorative millwork and balustrade. Italianate influences. Ca. 1890. Simple bracketed cornice. Decorative bargeboard in gable end. 3-sided bay window in north bay. Entrance in central bay with transom. 2/2 lights. Interior corbelled chimneys.

-61  
220 North (Kivlighan House): stucco; 2 stories; gable roof with central gable flanked by two gabled roof dormers; 3 bays; single-story entrance portico decorated with dentil blocks, supported by Tuscan columns and topped by Chippendale-influenced balustrade. Colonial Revival. 1910. Wide cornice with modillion blocks. Lunette in central gable end. Arched openings in roof dormers. Central bay defined by pilasters. Stories delineated by wooden string course. Entrance in central bay with elliptical fanlight and sidelights, both executed in leaded glass. 1st-story openings consist of large windows flanked by sidelights. Most other openings are 6/1. Endwall chimneys. Designed by T.J. Collins and Son for Michael Kivlighan.

-62  
302 North: brick; 2 stories; hip roof; 2 bays; single-story full front porch with sawn millwork detailing and balustrade. Italianate influences. 1873. Bracketed cornice. Architrave trim surrounds openings. Entrance in north bay with transom and sidelights. 4/4 lights. 4 endwall corbelled chimneys.

-63  
306 North: frame (shingles); 2 stories; hip roof; 3 bay; single-story full front porch. Vernacular. Ca. 1890. Architrave trim surrounds openings. Entrance in central bay with transom. 2nd-story openings are 2/2 lights, 1st-story openings are 4 vertical panes over 1. Two endwall chimneys.

-64  
308-314 North: stucco; 2 $\frac{1}{2}$  stories; gable roof with projecting gables facing front on each end and two multi-paned shed dormers; 4 bays; single-story full front porch with gable ends indicating 4 entrances. English Tudor Revival-influenced town house apartment. 1922. Half-timber framing in gable ends. Entrance in each bay. Fenestration consists of 4 vertical lights over 1, grouped openings. Designed by T.J. Collins and Son for Edward Woodward.

(See Continuation Sheet #15)

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7. DESCRIPTION -- Inventory (continued)

NEW STREET (continued)

West Side: (continued)

132-36-65  
316 North: brick; 2 stories; hip roof; 2 bays; single-story full front porch with sawn millwork detailing and balustrade. Italianate influences. Ca. 1870. Wide undecorated cornice. Entrance in north bay with transom and sidelights. 4/4 lights. Two endwall corbelled chimneys.

-66  
320 North: brick; 2 stories; hip roof; 3 bays; single-story full front porch with richly decorated sawn millwork detailing and balustrade. Italianate dwelling. 1883. Double brackets alternating with carved panels in cornice. Segmental arched lintels top double rounded-arched openings. Entrance in north bay with transom. 2/2 lights. Two endwall corbelled chimneys.

-67  
322 North: brick; 2 stories; hip roof; 3 bays with 3-sided bay wing; single-story full front porch with richly decorated sawn millwork detailing and balustrade. Italianate. Ca. 1880 with ca. 1890 bay wing. Bracketed cornice with carved panels. Cornice-like trim above openings on 3-sided bay wing. Entrance in south bay of main block with transom and sidelights. 3-sided bay wing has 1/1 lights, openings in main structure are 2/2. Local tradition maintains that William Jennings Bryan spoke from this porch during his run for the Presidency.

-68  
412 North: frame (aluminum siding added); 2 stories; gambrel roof with large protruding gable and 2 smaller shed dormers; 2 bays; single-story full front porch under extended flared roof. Shingle Style influences. Ca. 1900. Bargeboard in gable end. Entrance in north bay with transom and sidelights. Openings are 1/1 with tracery in upper sash. Two interior chimneys.

-69  
416 North: brick; 2 stories; hip roof; 2 bays plus 3-sided bay wing to north; single-story full front porch with sawn millwork and balustrade. Italianate. Ca. 1865 with ca. 1893 bay wing. Bracketed cornice. Segmental arched openings on 1st story of 3-sided bay wing. Entrance in central bay with transom and sidelights. Openings are paired, 2/2 lights. Interior chimneys.

W-109  
\*422-430: brick; 2 stories; mansard roof (now covers original 2nd floor and chimneys); 3 (?) bays. Mid-nineteenth-century tenements extensively altered ca. 1977. Original building consisted of 2 stories; gable roof; 10 bays, (5 units). Entrances topped by transoms. 6/6 lights. Remodeling resulted in creating a structure that does not contribute to the historic character of the district.

(See Continuation Sheet #16)

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7. DESCRIPTION -- Inventory (continued)

NEW STREET (continued)

West Side: (continued)

132-36-70 510 North: frame (shingles added); 2 stories; gable roof; 3 bays; no porch. Vernacular. Ca. 1870. Entrance in north bay. 6/6 lights. Interior chimney.

-71 512 North: frame (clapboard); 1 story; gable roof with gable facing front; 2 bays; no porch; attached to garage of similar dimensions. Vernacular. 1930 or later. Entrance in south bay. 4 vertical lights over 1.

-72 514 North: frame (shingles added); 1½ stories; gable roof; 3 bays with 1-story side wing; no porch. Vernacular dwelling. Ca. 1860. Entrance in south bay. 6/6 lights.

POINTS STREET

Named for the prominent Points family, this street was added to the city of Staunton with the Stuart Addition of 1803.

North Side:

No properties face the north side of Points Street in this district.

South Side:

-110 Lots N/6 and N/7 (map 342): Private parking lot for 422-430 North New Street.

N/A  
-111 \*113: brick; 1 story; gable roof with projecting gable facing front; 2 bays; single-story porch across ½ front. Mid-twentieth-century Ranch style. Structure does not contribute to the historic character of the district.

132-36-73 115: frame (asbestos shingles added); 2 stories; hip roof; 3 bays; single-story full front porch with sawn millwork balustrade and detailing. Vernacular. Ca. 1875. Entrance in central bay with transom. 6/6 lights. Central interior chimney.

-74 119: stucco (over frame); 2 stories; hip roof; 3 bays; single-story full front porch with sawn millwork detailing. Italianate influences. Ca. 1880. Bracketed cornice. Entrance in central bay with transom and sidelights. 2/2 lights on 2nd floor, 6/1 on 1st. Central interior chimney.

(See Continuation Sheet #17)

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7. DESCRIPTION -- Inventory (continued)

PROSPECT STREET

Added to the city in the 1803 Stuart Addition. Origin of the name is not clear.

North Side:

132-36-75  
11-23 (Arlington Flats): brick; 2 stories; flat roofs; 7 units comprised of 4 connected structures of 21 bays total (6-6-6-3); single-story full front porch on each of 4 bays with decorative balustrades and sawn millwork detailing. High Victorian Italianate row houses. Built in two stages: ca. 1890 (#15-23) and ca. 1905 (#11-13). Elaborate decorative brackets in cornices with end brackets. Sawtooth brick string course below cornice. Decorative lintels with brackets over 2nd-story openings on all except #23 (removed). Entrances are varied. 1/1 lights.

-76  
115-117: brick; 2 stories; hip roof; 3 bays; single-story full front porch with fluted Ionic columns. Italianate. Ca. 1876. Bracketed cornice. Original entrance with transom and sidelights in west bay; additional entrance in east bay (converted to duplex). 2/2 lights.

-77  
119 (Waddell House): 2 stories; hip roof; 2 bays with single-story wing on right (original); single-story full front porch with unusual spiral turned posts and sawn millwork balustrade. Italianate. Ca. 1875. Double brackets in cornice. 3-sided bay window on wing. Entrance in east bay of main block with transom. 2/1 lights. 2 corbelled interior chimneys. This was the home of local historian Joseph A. Waddell who wrote numerous historical accounts of Staunton and Augusta County. The Waddell family was very prominent and included attorneys and ministers.

-78  
217: frame (shingles); 1 story plus basement; gable roof with central pediment facing front; 3 bays; single-story entrance porch with sawn millwork balustrade and brackets. Vernacular. Ca. 1890. Patterned shingles and oculus on pediment. Entrance in central bay with transom. 2/2 lights. Two interior corbelled chimneys.

-79  
221: frame (asbestos shingles added); 2 stories; L-gable roof with projecting gable facing front; 3 bays; single-story porch across 1/2 front topped by 2nd-story central bay porch, both with elaborate turned posts and Eastlake detailing. Queen Anne influences. Ca. 1890. Bracketed cornice. Round bay window on 1st floor of projecting "L." Entrance in central bay with transom. 1/1 lights.

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7. DESCRIPTION -- Inventory (continued)

PROSPECT STREET (continued)

North Side: (continued)

132-36-80  
227: frame (German siding and shingles); 2½ stories; gable roof with large gabled 1½-story roof dormer and bellcast extension over front porch; 3 bays; single-story full front and side porch under roof, supported by Tuscan columns; fishscale shingles in gable ends. Shingle Style influences. Ca. 1905. Entrances in east and west bays with transoms. Fenestration is varied, most 1/1 lights.

South Side:

-81  
10: frame (aluminum siding); 2 stories; hip roof; 2 bays; single-story full front porch supported by slender Tuscan columns. Vernacular. Ca. 1892. Bracketed cornice. Entrance in west bay with transom. 2/2 lights. Interior chimney.

-82  
110: brick; 2 stories; gable roof; 3 bays; single-story entrance porch with coupled Tuscan columns. Colonial Revival. Mid-twentieth century. Entrance in central bay with elliptical fanlight and sidelights. 6/6 lights.

-83  
112: frame (beaded siding); 2 stories; hip roof with central gable; 3 bays; single-story full front porch supported by Tuscan columns with projecting central bay. Colonial Revival influences. Ca. 1885, porch altered ca. 1910. Entrance in central bay with transom and sidelights. 2/2 lights. Interior chimney.

-112  
Lot Q/7A (map 342): Part of property of #112.

-113  
Lot Q/9 (map 342): Part of property of #118.

-84  
118: concrete stone; 2 stories; hip roof; 3 bays; single-story full front porch with simple turned posts and balustrade. Vernacular. Ca. 1905. Entrance in central bay with transom. 2/2 lights. Two central interior chimneys.

SUNNYSIDE STREET

This street was the northernmost one added to the city with the 1803 Stuart Addition. It was called Tams Street until the mid-1890s when it was renamed Sunnyside, probably after the adjacent estate of that name which belonged to the Tams family. (The name Tams Street was given to another street further north along the North Augusta Street corridor.)

(See Continuation Sheet #19)

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7. DESCRIPTION -- Inventory (continued)

SUNNYSIDE STREET (continued)

North Side:

132-36-85 103: frame (clapboard); 2 stories; gable roof; 2 bays; single-story entrance porch with sawn millwork detailing. Vernacular. Ca. 1870 or earlier. Entrance with transom in west bay. 6/6 lights. One endwall interior chimney. This, one of the oldest houses on Sunnyside, may have been used in the late nineteenth century as the parsonage of the Mt. Zion Baptist Church, which was originally located adjacent to the west. It is not clear from old maps whether this house or the one next door at #105 was used for this purpose.

-86 105: frame (aluminum siding added over original clapboard); 2 stories; gable roof; 2 bays; single-story entrance porch with sawn millwork detailing. Vernacular. Ca. 1870. Entrance with transom in west bay. 6/6 lights on 2nd floor; 6/1 vertical lights on 1st (remodeling). See note for #103 for significance of the structure.

-87 109-111: frame (109 is asbestos shingle, 111 is clapboard); 1½ stories; complex hip and gable roof; 5 bays; (109 is 3 bays, 111 is 2 bays); no porches. Vernacular. Ca. 1870. Entrances in two end bays. 6/1 lights. Central shared chimney. This appears to have been built in two stages, but difficult to determine which is older. Map of 1894 already shows both sides.

-88 115 (D. Webster Davis School): brick; 2 stories; flat roof; 3 bays; no porch. Vernacular. 1915. Entrances in two end bays. Built originally as one of the two black schools on either side of the existing town limits, this was called Booker T. Washington School until the high school was built and took that name, about 1939. Prior to this building, all Staunton's black children attended one school in the center of the business district.

South Side:

-89 12: frame (clapboard); 1 story on raised basement; gable roof; 3 bays; porch has been completely enclosed and incorporated into house. Vernacular. Ca. 1875. Entrance in side wall. 3 vertical/1 lights.

-114 Lot S/9 (map 342): Vacant lot.

-90 110: frame (asbestos shingles added); 2 stories; hip roof; 3 bays; single-story full front porch with Tuscan columns. Vernacular. Ca. 1870. Entrance in central bay. 6/6 lights. Central chimney.

(See Continuation Sheet #20)

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7. DESCRIPTION -- Inventory (continued)

SUNNYSIDE STREET (continued)

South Side: (continued)

112: frame (clapboard); 2 stories; gable roof; 3 bays; single-story  
full front porch with square posts. Vernacular. Ca. 1870. Entrance  
in central bay. 6/6 lights central chimney.

172-36-91



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**8. SIGNIFICANCE -- Historical Background**

between 1870 and 1910. However, it is interesting to note that almost one-quarter of the structures in the district are estimated to have been built prior to 1870, indicating that the neighborhood was already well established as early as the Civil War years.

The district contains a site significant to the early establishment of education in the area. Founded in 1792, the Staunton Academy was one of the Shenandoah Valley's earliest private schools for boys. The porticoed academy building was erected ca. 1810 on land given by Judge Stuart at the northeast corner of New and Academy streets. After the academy closed, the building was taken over in 1873 by the recently organized Staunton public school system; it was later used as a dwelling. Unfortunately, this historic structure was demolished ca. 1915 and was replaced in 1928 by the Woodrow Terrace Apartments, now used as a dormitory for Mary Baldwin College.

Representing the theme of religion in the district are four of Staunton's most prominent churches. They line North Augusta Street and include the town's only Roman Catholic church (organized in 1850), which for many years also included a convent and a parochial school. The other three churches are among the oldest and most respected churches serving the black community -- Augusta Street Methodist (organized 1866), Mt. Zion Baptist (organized 1868), and Ebenezer Baptist (organized 1878). Not only have these churches been integral to the spiritual lives of the area's black citizens, but in the years before the founding of the public school system, these churches were largely responsible for the education of Staunton's black children. Until the first permanent "colored school" was leased, the basement of Mt. Zion Baptist Church, then located on Sunnyside Street, served as a classroom. Stuart Addition, which has traditionally been a racially mixed neighborhood, also contains the now vacant Booker T. Washington Elementary School. It was built in 1915 on Sunnyside Street to accommodate black students from this northern part of town, popularly known as "Gallowstown;"<sup>6</sup> another school was built in the Newtown area to avoid the rivalry that existed between the two neighborhoods.

One of Stuart Addition's best known residents was Joseph Addison Waddell, who lived at 119 Prospect Street. An attorney and dedicated public servant, Waddell was also a prolific author who wrote a number of local histories, among them the 1901 Annals of Augusta County, Virginia.

The architectural significance of the Stuart Addition Historic District lies in several areas. Of particular interest are the early nineteenth-century residences that have survived to this day. As one of the first of Staunton's neighborhoods to be developed, the district contains some of the city's oldest known buildings, all estimated to have been erected prior to 1825. Four of them are located on North Augusta Street: 213-215 North Augusta, hand-hewn clapboard and board and batten over log, ca. 1800; 401 North Augusta, aluminum siding over original frame (possibly

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8. SIGNIFICANCE -- Historical Background

log), ca. 1810; 409 North Augusta, asbestos shingle added over original log, ca. 1815; and 503-505 North Augusta, a rare brick duplex town house with Federal characteristics, ca. 1815. In addition, there are two brick houses at 401 and 425 North New Street, estimated to have been built about 1820-25. Both are vernacular, 3-bay residences with exterior chimneys, and the latter has very fine Flemish bond brick of an unusual bronze color.

As the nineteenth century progressed, other more elaborate homes were built in the neighborhood. No doubt the growth of the area was spurred on by the expansion of two schools which lay adjacent to the east -- the Augusta Female Seminary (now Mary Baldwin College) and the Staunton Military Academy for boys. The modest houses built before the Civil War were soon eclipsed by the elaborately decorated homes of the late Victorian era. The result is a mixture of housing that ranges from small, frame, workers' cottages to imposing brick mansions. While the scale and style of the buildings are quite varied, the consistency of the set-back from the street and the size of the city lots create a cohesive sense of neighborhood in the district.

In addition to the early nineteenth-century houses previously mentioned, there are a number of other structures in the district that merit attention. There are some fine Italianate houses, among them 126 and 322 North New Street (1873-74 and ca. 1880, respectively) and Joseph Waddell's house at 119 Prospect Street (ca. 1875). Other structures worthy of note include: St. Francis of Assisi Catholic Church at 125 North Augusta Street (Gothic Revival, 1895, designed by architect T.J. Collins); the C.W. Miller House at 210 North New Street (Chateausque, ca. 1900, T.J. Collins, listed in the National Register of Historic Places 12/19/1978); the Kivlighan House, 220 North New Street (Georgian Revival, 1910, architect Sam Collins); 325 North New Street (Bungalow, 1922); and a charming small stucco house at 200 North Market Street, designed by Sam Collins in the late 1920s in a style tentatively described as "Mystical Revival."

<sup>1</sup>Judge Archibald Stuart (1757-1832) was one of Staunton's most prominent historical figures. After studying law at The College of William and Mary, he moved to Staunton to open his law practice in 1783; he later became a distinguished judge. The house Stuart built on Church Street in 1791 is listed in the National Register of Historic Places.

<sup>2</sup>On the original plat of the Stuart Addition (recorded in Augusta County Deed Book 32, page 145) it is stated that the addition contains seventeen acres and this figure has been carried over into subsequent deeds. However, it appears to be in error and that the error has been perpetuated through the years. The

(See Continuation Sheet #23)

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8. SIGNIFICANCE -- Footnotes

above-mentioned plat also includes a listing of each of the fifty lots in the addition and their individual acreages. By adding up each of these, one arrives at a figure in excess of twenty-five acres, not including the acreage taken up by the streets. Our estimate of thirty acres was arrived at by adding the twenty-five acres of the lots to four (estimated) acres for the streets for a total of approximately thirty acres.

<sup>3</sup>Joseph A. Waddell, Annals of Augusta County, Virginia, (Harrisonburg, VA: C.J. Carrier Company), p. 339.

<sup>4</sup>The first large private tract was the Newtown Addition, consisting of twenty-five acres directly to the west of "Oldtown" given by Alexander St. Clair in 1787. For additional information on this area, see the National Register nomination for Newtown Historic District in Staunton (9/8/1983).

<sup>5</sup>Waddell, Annals of Augusta County, Virginia. p. 421 and 436, respectively.

<sup>6</sup>Of all the old place names in Staunton -- Oldtown, Newtown, Gospel Hill -- none has a more interesting derivation than Gallowstown. (We quote from Chapter 1 of historian Joseph A. Waddell's Home Scenes and Family Sketches, ca. 1864, reprinted in an Augusta County Historical Bulletin, Vol. 9, No. 2):

Some seventy years ago (actually October 18, 1793) a man convicted of horse-stealing, and, in accordance with the existing law, sentenced to be hung, was executed at the point where Augusta and New Streets meet. The log house belonging to the Gorden family was afterwards built on the site of the gallows, or near it, which at the time of the hanging was in the woods. The unfortunate man's name was Bullett. He was the "black sheep" of a most respectable family, of feeble intellect, and much sympathy was felt in his behalf. In the course of time houses were built out as far as the place where the gallows had stood, and all the northern part of the town soon acquired the name of Gallowstown.

As a further note on this hanging, Waddell states on page 359 of his Annals that, although there were many persons convicted of horse-stealing and were summarily condemned to death, "...popular sentiment was not in favor of inflicting the death penalty (and the Governor pardoned the condemned). At any rate we know of only one hanging for horse-stealing, and that was at Staunton." So, the name Gallowstown may be unique in its association with the only hanging for horse theft in the state.

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10. GEOGRAPHICAL DATA -- Verbal Boundary Description and Boundary Justification

School) Sunnyside Street, to include all these properties; thence S across Sunnyside Street and S along the E property line of #112 Sunnyside Street to where it meets the rear property line of #411 North Market Street; thence W to E side of North Market Street and S along said side of North Market Street to where it meets Points Street; thence E and SE along S side of Points Street to the intersection with Prospect Street; thence SW along N side of Prospect Street to an alley leading into the campus of Mary Baldwin College; thence SE along this alley and around the rear property lines of #221, #215, #209, and #201 North Market Street, to include all these properties; thence W along N side of Academy Street to where it meets North New Street; thence S along W side of North New Street to the intersection with East Frederick Street; thence W along N side of East Frederick Street to #19-23 East Frederick Street; thence N and W along the lines of those properties already included in the Beverley Historic District to E side of North Augusta Street; thence N along said side of North Augusta Street to the beginning. (See Map #3)

Boundary Justification: In deciding the boundaries of the Stuart Addition Historic District, every effort was made to follow as closely as possible the historical boundary of the original 1803 Stuart Addition. See Map #3 to compare the two boundaries.

Beginning at the same point as in the boundary description: Sunnyside Street was the northernmost street in the original Stuart Addition; to the E and SE of the district is the campus of Mary Baldwin College; to the S is the existing Beverley Historic District; and to the W is an urban renewal zone.

USGS 7.5' quadrangle  
Staunton, VA

(scale: 1:24000)  
1964 (PR1978)

STUART ADDITION HISTORIC DISTRICT, Staunton, VA

UTM References:

A-17/669970/4224700  
B-17/669040/4224670  
C-17/669040/4224560  
D-17/669080/4224480  
E-17/669080/4224360  
F-17/668930/4224080  
G-17/668900/4224070  
H-17/668840/4224100  
I-17/668850/4224630

MAP # 0

38°07'30"

79°07'30"

665

666

667

1 830 000 FEET

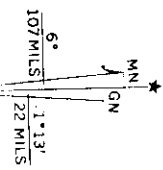
SC

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS

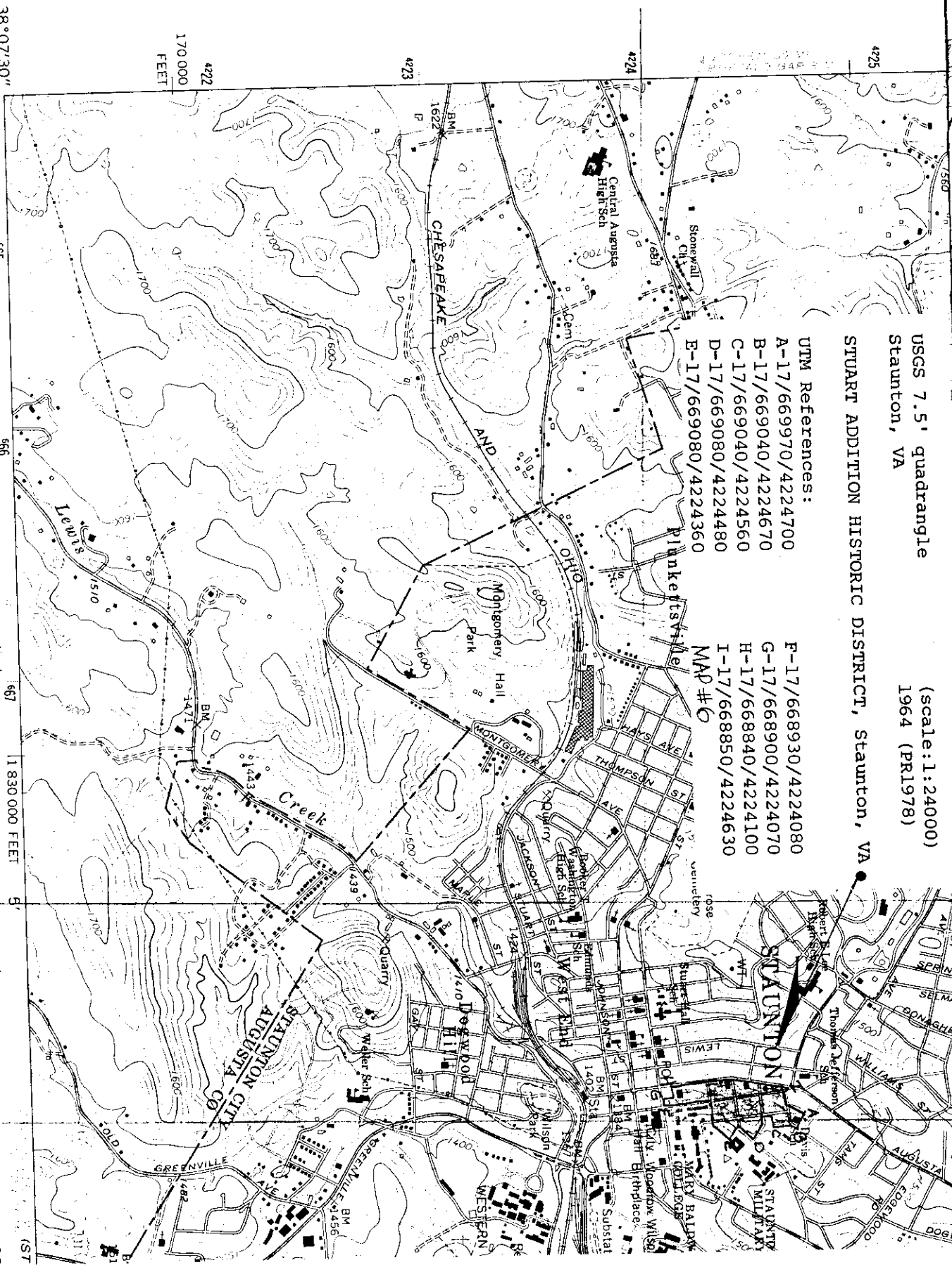
Topography by photogrammetric methods from aerial photographs  
taken 1963. Field checked 1964

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Virginia coordinate system, north zone  
1000-meter Universal Transverse Mercator grid ticks, zone 17.

(GREENVILLE)  
5160 11 SW



CONTOUR  
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STUART ADDITION HISTORIC DISTRICT  
Staunton, VA

MAP # 2: Showing the historical growth of Staunton. The boundaries and location of the "Stuart Addition" are shown in red. The historic district boundaries are in green.

